

it is necessary to attach to the transfer a plan showing the part transferred (either edged in red or coloured pink) and such plan must be signed by the vendor and by the purchaser or their solicitors. Where the part transferred is a whole house and garden or has the boundaries defined, it can be transferred by reference to a number on the Land Registry General Map. To obtain this it is necessary to ask the Land Registry for a general map reference, stating the property sought to be transferred and giving sufficient particulars to enable the property to be identified.

Where a title contains two or three houses (or more) and the whole is sold by separate transactions, it is wrong to use a form of transfer of part in every case; one of such transfers should be a transfer of the whole. The reason for this is soon clear. When various parts of the title have been transferred out—what is left—even if it is a mere strip of land—is the whole (residue) remaining on the title. A transfer of this residue is a transfer of the whole land (the whole land remaining on the title).

Where the sale is by executors or administrators of deceased owners, the probate or letters of administration should be lodged at the Land Registry with the transfer.. Similarly, when the

transfer is  
to a limited company a copy of the  
memorandum  
and articles of association should be  
lodged.

Charges or mortgages of registered  
land are  
effected either by a Land Registry  
charge (which  
is simple in character and implies all  
the usual  
mortgage covenants without  
expressing them in  
the charge) or by a mortgage in any  
legal form (so  
long as the property is described by  
reference to the